

**NARRATIVE**

State Street Plaza consists of a small three-parcel neighborhood area of approximately 5 acres of development ground located at the northeast quadrant of the intersection of SW Oradabor Road and SW State Street. The Master Plan and Pattern Book for Prairie Trail depicts this area as a Mixed Use Urban Corridor Precinct and/or a Commercial Out Parcel. The proposed uses of professional office and retail will meet the criteria for that type of land use.

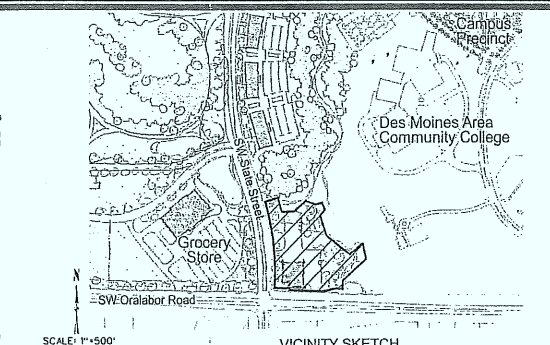
The access for this neighborhood is anticipated to be at two separate locations along SW State Street, no access will be allowed onto SW Oradabor Road from either Lot 1 or Lot 2. Access to the existing median opening, with minor modifications, with a left turn lane will be available at the northern reaches of this parcel contained within Outlot "X". This Outlot is owned and maintained by a business owner's association which will provide maintenance and repair. This full-access currently exists with a median break to SW State Street and will align with a proposed drive location for the larger grocery user on the west side of SW State Street. This access will be configured to allow for minimal disturbance of the site within the drainage channel and will require a minor retaining wall and guard rail to mitigate the grade. A northbound right-in access is proposed at a shared left lane location approximately 350 feet north of the SW Oradabor intersection. Because of the perceived traffic counts entering into this area, construction of a lower turn lane for the northbound right turn will be constructed to accommodate the deceleration and turning of vehicles entering the lots. Cross easements for ingress and egress and parking will be provided in the easements and association guidelines for this area. The Developer will be responsible for constructing the turn lane improvements and modifying the existing median break on SW State Street and the corresponding entrance drive within Outlot "X". The right-in access and deceleration lane into the neighborhood area will also be completed with mid-development. These improvements will be completed prior to any occupancy permit being issued for these lots. All drives within the lots will be constructed by the lot owner as the lots are developed.

Public utilities for this area will be provided by connecting to existing facilities in the area. Sanitary services for the three proposed lots will be provided by existing 18" trunk sewer and extending for a short distance to allow for those services. Construction of the building on Lot 3 toward the State Street frontage will require relocation of the existing 18" sanitary sewer and abandonment of the existing man. Water will connect to the 16" main along the west side of SW State Street and provide an 8" main for service and fire protection. Each individual will be responsible for storm water quality and quantity. Because of existing grades, Lot 1 detention will be in the southeasterly corner of the lot and will be in the SW Oradabor Road right-of-way where Lots 2 and 3 will outfall their detention into Lot 1 while avoiding the wetland areas. During the plot process, Lot 1 will be dedicated to the City of Ankeny as a greenbelt corridor. However, with the close proximity to a newly improved Saylor Creek Tributary and the various existing areas of significant grade change, a basin designed to serve more than one lot will be explored as development occurs. Improvements are in the area and installation of these utilities will be coordinated with utility site preparations. The Landscape Buffer easement will be located along the entirety of the SW Oradabor Road frontage and along the SW State Street frontage within Outlot "X" outside of the entrance pavement.

The anticipated architectural styles in this area are anticipated to be a combination of Arts and Crafts commercial design and certain elements of Town Center design. These elements may include features such as single-story buildings with shadow, sloping roofs, detailed cornice treatments, overhangs and terraces and a palette of materials from brick and stone to glass and metal. Other designs may incorporate second-levels and a more rectangular form.

This small neighborhood is bounded by SW State Street on the west, SW Oradabor Road on the south and Saylor Creek Tributary on the east. East of the tributary is the southwestern section of the DMACC Ankeny Campus. The most basic intent for this area is to take proper advantage of both the visibility and convenience of the bounding roadways and the valued proximity to the defined greenbelt and trail system.

The maximum ground signing allowable for the State Street Plaza Neighborhood by Ankeny is 80 ft. of sign area for three lots accounting for three lots. The total sign area is added together to total 240 ft. of allowable sign area on a maximum of three ground signs. It is planned to utilize approximately 100 ft. of sign area for each lot with a common ground based monument sign prominently located within Outlot "X" at the northern lot access location into the development. The monument sign will identify the development name and the owners or major tenants within the three lots. The remaining square footage of allowable signage will be equally allocated to Lot 1 and Lot 2 with necessary approval during site plan review for each lot.



**PROPERTY DESCRIPTION**

PARCEL "K" OF THE PLAT OF SURVEY RECORDED IN BOOK 12366, PAGE 912 AND A PART OF PARCEL "I" OF THE PLAT OF SURVEY RECORDED IN BOOK 12366, PAGE 912 IN THE SOUTHEAST 1/4 OF SECTION 27 AND A PART OF PARCEL "J" OF THE PLAT OF SURVEY RECORDED IN BOOK 1920, PAGE 256 IN THE SOUTHEAST 1/4 OF SECTION 27 AND IN THE SOUTHWEST 1/4 OF SECTION 28 ALL IN TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M. OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00°15'30" EAST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 26, A DISTANCE OF 305.56 FEET TO THE SOUTHERLY LINE OF SAID PARCEL "J" AND TO THE POINT OF BEGINNING THENCE NORTH 87°36'57" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL "J" AND ALONG THE SOUTHERLY LINE OF SAID PARCEL "K" 242.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "K" THENCE NORTH 00°15'30" EAST ALONG THE WEST LINE OF SAID PARCEL "J" AND ALONG SAID SOUTHERLY LINE OF PARCEL "K" 15.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "I" THENCE NORTH 88°03'30" WEST ALONG SAID SOUTHERLY LINE OF SAID PARCEL "K" AND ALONG THE SOUTHERLY LINE OF SAID PARCEL "I" 117.71 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "K" AND ALSO THE SOUTHWEST CORNER OF SAID PARCEL "I" THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL "K" AND ALONG THE WEST LINE OF SAID PARCEL "I" AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1979.86 FEET, WHOSE ARC LENGTH IS 274.98 FEET AND WHOSE CHORD BEARS NORTH 00°14'05" WEST, 274.76 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "K" THENCE NORTHERLY CONTINUING ALONG SAID WEST LINE OF PARCEL "K" AND CONTINUING ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1979.86 FEET, WHOSE ARC LENGTH IS 403.05 FEET AND WHOSE CHORD BEARS NORTH 10°02'44" WEST, 402.35 FEET THENCE NORTH 74°07'21" EAST 105.10 FEET THENCE SOUTH 15°52'38" EAST, 116.62 FEET THENCE NORTH 89°12'14" EAST 97.45 FEET THENCE NORTH 49°16'45" EAST, 126.63 FEET THENCE SOUTH 88°39'29" EAST, 81.50 FEET THENCE NORTH 75°46'40" EAST, 55.16 FEET THENCE SOUTH 22°50'42" EAST, 61.35 FEET TO THE EAST LINE OF SAID PARCEL "J" THENCE SOUTH 15°52'38" WEST ALONG SAID EAST LINE 50.17 FEET THENCE SOUTH 18°52'13" EAST CONTINUING ALONG SAID EAST LINE 234.72 FEET THENCE NORTH 50°00'47" EAST CONTINUING ALONG SAID EAST LINE 134.77 FEET THENCE SOUTH 11°36'31" EAST CONTINUING ALONG SAID EAST LINE 125.35 FEET THENCE SOUTH 48°07'45" WEST CONTINUING ALONG SAID EAST LINE 248.84 FEET THENCE SOUTH 00°23'51" WEST CONTINUING ALONG SAID EAST LINE 61.66 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "J" THENCE NORTH 89°44'04" WEST ALONG SAID SOUTHERLY LINE OF PARCEL "J" 59.27 FEET THENCE SOUTH 78°29'26" WEST CONTINUING ALONG SAID SOUTHERLY LINE 103.83 FEET THENCE NORTH 07°36'57" WEST CONTINUING ALONG SAID SOUTHERLY LINE 26.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.18 ACRES (356,444 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER	DEVELOPER
DMACC ANKENY CAMPUS	DRA PROPERTIES, LC
1525 NE 36TH STREET	1525 NE 36TH STREET
ANKENY, IOWA 50021	ANKENY, IOWA 50021
515-964-9444	515-964-9444

LOT 1	ENGINEER/SURVEYOR
VALLEY BANK	SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD	2727 SW SNYDER BOULEVARD
ANKENY, IA 50021-6714	ANKENY, IA 50023
	515-964-2020

**ZONING CLASSIFICATION**

PRairie TRail PUD

**PRECINCT**

MIXED USE URBAN CORRIDOR PRECINCT (COMMERCIAL OUT PARCELS)

**NOTES**

1. ALL STORM WATER MANAGEMENT ITEMS IDENTIFIED IN NEIGHBORHOOD PLAN REFERENCE TO PRAIRIE TRAIL STORMWATER GUIDELINES PREPARED BY WENK ASSOCIATES, INC.
2. PROPOSED STORMWATER RUNOFF REDUCTION PRACTICES AND WATER QUALITY IMPROVEMENTS ARE SHOWN FOR REFERENCE PURPOSES ONLY. FINAL DESIGN MAY ALTER THE LOCATION AND/OR TYPE OF IMPROVEMENT TO BEST FIT THE SPECIFIC REQUIREMENTS OF EACH SITE.
3. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION ALONG SW ORADABOR ROAD.
4. ALL GRADING ACTIVITY ON INDIVIDUAL LOTS TO BE COMPLETED UPON SITE PLAN DESIGN AND DEVELOPMENT OF THE LOTS.
5. LOTS 1 & 2 WILL NOT BE ALLOWED DIRECT ACCESS ONTO SW ORADABOR ROAD.
6. MPE'S PROVIDED BY THE CITY OF ANKENY.
7. ALL WETLAND EASEMENTS AS DESCRIBED BY THE CITY OF ANKENY ARE CONTAINED WITHIN LOT P.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-1	10°37'18" L	1,979.86'	678.03'	342.37'	N 6°04'00" W 674.72'
A-2	6°47'47" L	1,979.86'	234.85'	117.56'	N 0°28'45" W 234.71'
A-3	4°52'03" L	1,979.86'	168.20'	84.15'	N 0°38'50" W 168.15'
A-4	7°57'28" L	1,979.86'	274.98'	137.71'	N 0°14'05" W 274.76'

**LEGEND**

Survey

Section Corner

1/2" Rebar, Cop # 11804

(Unless Otherwise Noted)

1/2" Rebar, Cop # 11579

(Unless Otherwise Noted)

ROW Marker

Plotted Distance

Measured Bearing & Distance

Recorded As

Minimum Protection Elevation

Section Line

1/4 Section Line

Easement Line

**CONSTRUCTION SCHEDULE**

BEGIN CONSTRUCTION

ORDER OF SERVICE DRIVE

UNDERGROUND PIPE

ACCESS DRIVE PAVEMENT

RESTORATION

APPROVED

APPROVAL OCTOBER, 2010

END OF OCTOBER, 2010

OCTOBER TO DECEMBER, 2010

APRIL 2011

MAY 2011

RECEIVED OCT 15 2010 CITY OF ANKENY

STATE STREET PLAZA PLAT 1

NEIGHBORHOOD PLAN

SNYDER & ASSOCIATES

110-0658

Sheet 2 of 10